

REQUEST FOR COUNCIL ACTION

7
MEETING

DATE: 9/3/03

AGENDA SECTION:
LETTERS AND PETITIONS**ORIGINATING DEPT:**
Administration**ITEM NO.**

C-2

ITEM DESCRIPTION: Tom Nash Requests To Be Heard RE: Airport Zoning**PREPARED BY:**
S. Kvenvold

Tom Nash has requested an opportunity to speak to the Mayor and City Council about the restrictions which have been placed on his property by Airport zoning regulations (see attached).

COUNCIL ACTION: Motion by: _____ Second by: _____ to: _____

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BURNET

March 20, 2003

Rochester Office

 140 Elton Hills Lane NW
 Rochester, MN 55901-2492
 507-288-1234
 Fax 507-288-9079

 Tom & Deanna Nash
 5100 65th St. SW
 Rochester, MN 55902

Dear Tom & Deanna,

I am writing you this letter with sincere regrets! I want to let you know that I would love to renew your listing, but due to the situation at hand, I am forced to give it up. Having been a successful realtor for over 13 years in the Rochester area, I have never had a situation arise such as this. I listed your home on August 20, 2001 & had it on the market originally for \$999,999.00, which was fair market value at the time. For a 5,100 SQ FT Custom 2 story home on 118 acres of land, only 5 minutes to town, that has the most incredible views in all of Olmsted County, I believe, this price was not out of line. At the time the home was listed, it was in a different zone, unbeknown to me, it would switch into an impossible home to sell!! The airport zoning changed every possibility of ever getting fair market value for the property. Now after having the home on the market for 1 ½ years I have spent thousands of dollars & time to promote it through all of the publications I have advertised it in, also the showings and countless hours of work that I have done following up with people and sending out promotional materials to prospective buyers and postage, not to mention all the hours I have paid my assistant to do paperwork on this as well. Promoting the property, has been very successful with over one thousand four hundred hits on my web site for just that property. We had many good showings and I believe the home would have sold, had we been able to give people a straight answer on this zoning issue.

I regret to say that I can no longer try to sell your home at this price. I believe, after this change in the airport zoning regulations on your property, the value of your property has decreased dramatically. If we could reduce the price to \$250,000 - \$300,000 it may sell! However, as I have already said, I don't even know if it would sell at that price due to the fact the county has put a big black cloud over your home & property; as beautiful as it is. They want to eventually put an ugly airport runway thru your property & even possibly through your home! How can anyone expect to buy a home that may not be there in 20 years, more or less, the unknowing is the worst part. The county should compensate you for a decreased value, or better yet, since the county has robbed you of your retirement by doing this, they should buy the property at the original fair market value list price or more!

My sincere Thanks for allowing me the opportunity to have your home listed! Good luck and I would be happy to help in any way that I can.

Amy M. Lantz, Realtor
 Coldwell Banker Burnet Realty

Coldwell Banker Burnet
507-288-1234

Prepared by:
Amy Lantz
 (507)-252-6777

September 6, 2001



Address: **5100 65th St SW**
Rochester, MN 55902

List Price: **\$999,999**
 Listing #: **2498469**

Style: **1-3/4 Story**
 Ownership: **Single Family**

Status: **Active**
 MLS Area: **Rochester-Southwest-3**

Total Bdrms: **4**
 Total Baths: **5**

Million \$ view! Imagine sitting on a magical bluff top watching the wildlife and the river meandering through the beautiful oaks. This 118 acres of splendor and solitude with its custom built 5100 plus sq ft home is designed for location and view.

Comments: Million \$ view! Imagine sitting on a magical bluff top watching the wildlife & the river meandering through the beautiful oaks. This 118 acres of splendor and solitude with its custom built 5100 plus sq ft home is designed for location and view. Only minutes to town, you'll enjoy security and tranquility! Pastures and meadows adorn this fine property. Call today for your private showing.

Residence Information

Year Built: **1991**
 Occupancy: **Owner**
 Roof: **Shingle**
 Exterior: **Cedar**
 Trim Type: **Oak**
 AG Sq Ft: **3,371**
 Main Sq Ft: **2,491**
 BG Sq Ft: **1,775**
 Total Sq Ft: **5,146**

Basement Type: **Unfinished**
 Walk-out: **No**
 AC Type: **Central**
 Heat Type: **Forced Air**
 Water Softener: **Rented**
 Garage Type: **Attached**
 # of Stalls: **3**
 Garage Sq Ft: **840**
 Driveway: **Crushed Rock**

Fireplaces: **2**
 Fireplace Fuel:

Avg Utilities:
 Assc Fee: **None**

Included: **Stove, Refrigerator, Washer/Dryer**

Not Included: **Dinette light fixture, 2 bedroom fixtures, Brass Fireplace, Fence, Andirons**

Amenities

Kitchen Center Island
Whirlpool Tub
Vaulted/Cathedral Ceilings
Pantry
Open Staircase
Master BR W/ Closet
Hardwood Floors
Great Room
Paneled Doors
Mud Room
Formal Dining Room
Eat-in Kitchen
Deck
Ceramic Tile
Central Vac
Master Bathroom

Rooms

<u>Floor</u>	<u>Room</u>	<u>Size</u>	<u>Description</u>
Main Floor	1/2 Bath		
Main Floor	3/4 Bath		
Second Floor	Bedroom		
Second Floor	Bedroom		
Second Floor	Bedroom		
Main Floor	Den/Office		
Main Floor	Dining		Antique Chandelier
Main Floor	Family Room		
Second Floor	Full Bath		
Main Floor	Full Bath		With whirlpool
Second Floor	Full Bath		
Main Floor	Kitchen		Eat-in with fireplace & center island
Main Floor	Laundry		
Main Floor	Living		
Main Floor	Master Bedroom		Walk-in closet

Property Information

Est Acres: **118.00**
 Lot Size: **118Acres**
 Frontage Ft:
 Depth Ft:

Gross Taxes: **6298**
 Tax Class: **HS**
 Tax Yr: **2001**
 Assessments: **None**

Elem School: **Stewartville**
 JH/Mdl School: **Stewartville**
 Sr High School: **Stewartville**

Water Type: **Private Well**
 Sewer Type: **Septic**
 Fuel Type: **Propane**

Region: **High Forest**
 S-T-R: - -

Flood:
 Zoning:

Possession: **Neg**
 Terms:

Plat: **540644034045**
 Parcel:

Abstract Loc:
 Assessed Value:

Latitude:
 Longitude:

Legal Description: **S 1/2, SE 1/4, & NE 1/4, SE 1/4, Sec 6-105-14**

Property Features

Workshop
Water View
Panoramic View
Garden

Listing Information

Owner: **Tom/Deanna Nash**

Buyer Agent: **Yes**

Sub-Agent: **No**

Non-Agent: **Yes**

Owner Phone: **507-254-8844**

BA Comm: **3**

SA Comm: **0**

NA Comm: **3**

Agent Owned: **No**

Dual/Var Rate: **No**

Dual/Var Rate: **No**

Dual/Var Rate: **No**

List Agent: **Amy Lantz**

Key Loc: **KeyOffc**

Exclusive: **Yes**

Agent Phone: **(507)-252-6777**

Sale Date:

Contingency: **None**

List Office: **Coldwell Banker Burnet**

Sale Price:

DOM: **17**

Office Phone: **507-288-1234**

Selling Office:

Closing Co/Fee:

Selling Agent:

Bonus:

Selling Financing:

Min Comm:

Sale Concession:

Lease Fee:

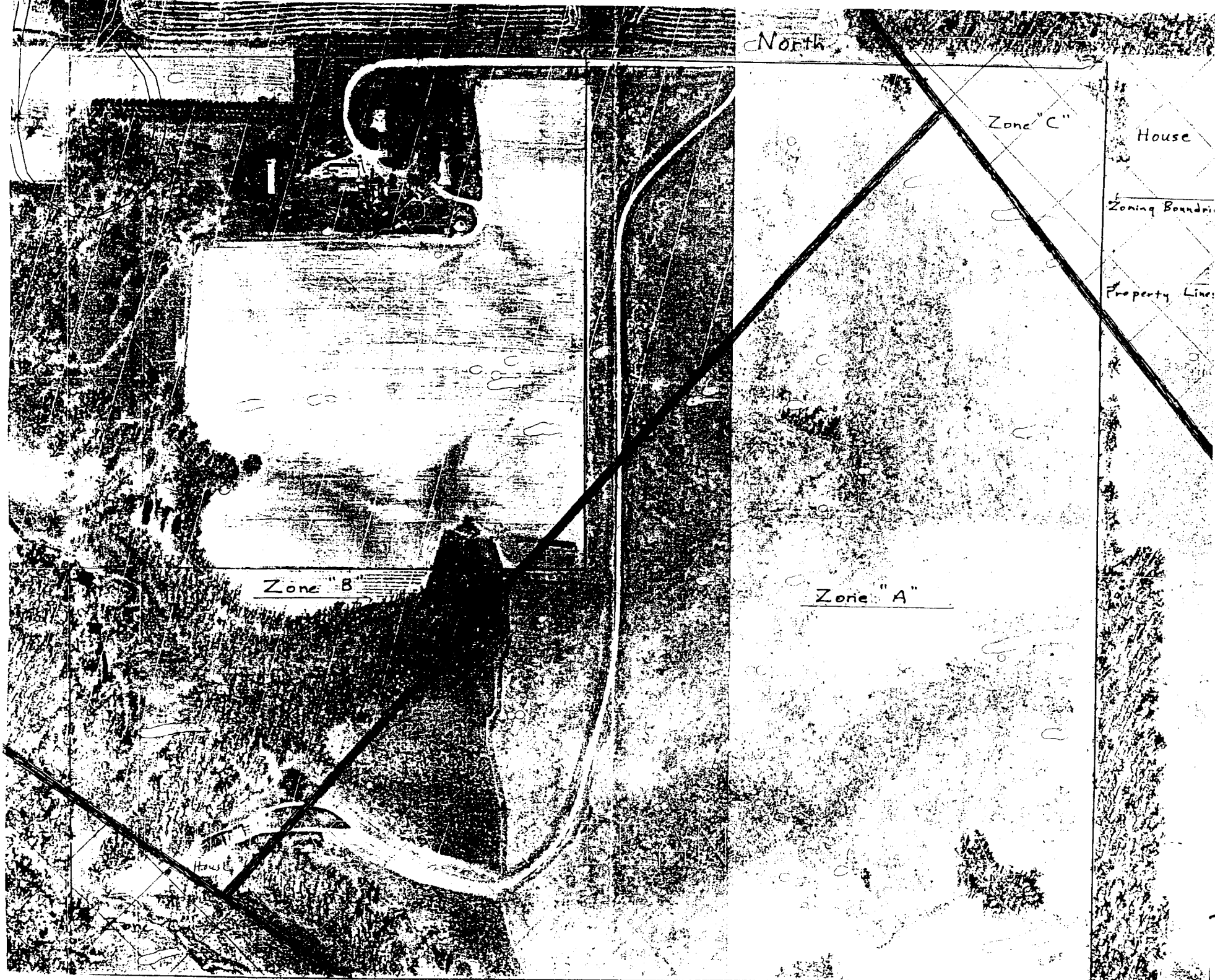
Instructions/Directions: **Call lister for directions and appointment**

Financing:

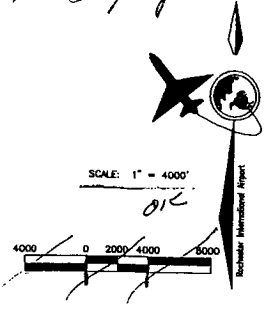
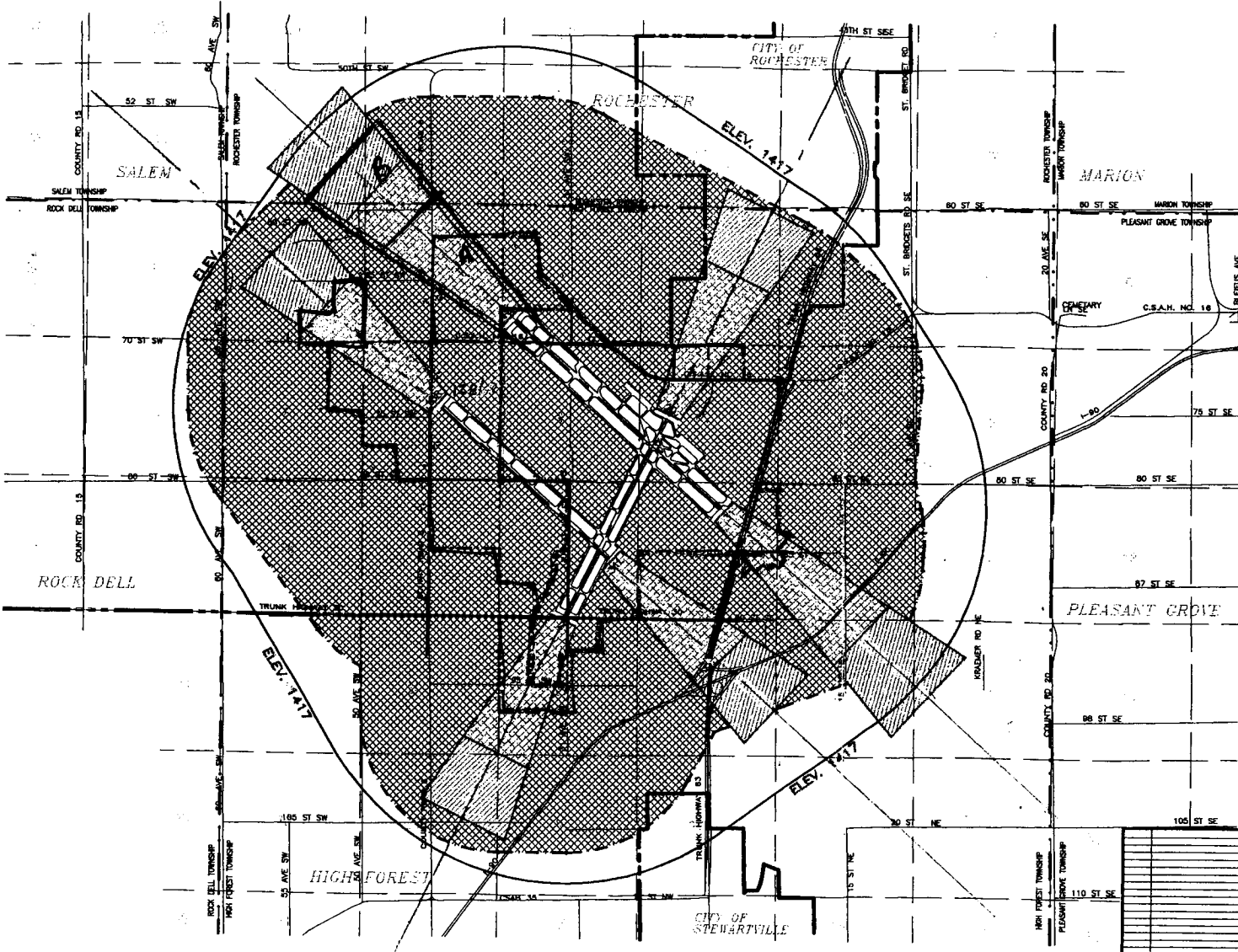
History Information






<u>Effective Date</u>	<u>Old Price</u>	<u>New Price</u>	<u>Old Status</u>	<u>New Status</u>	<u>Old Contingency</u>	<u>New Contingency</u>
08/20/01		\$999,999		ACTV		None

Pictures



Nash copy



-  ZONE A
-  ZONE B
-  ZONE C
-  ULTIMATE PROPERTY BOUNDARY
-  EXISTING PROPERTY BOUNDARY

ROCHESTER INTERNATIONAL AIRPORT
ROCHESTER, MINNESOTA

AIRPORT ZONING MAP
ZONES A, B & C

408619864C

SCALE: 1" = 4000' DRAWN: S. MANSFIELD CHECKED: W.E. TOMBICH DATE: AUGUST 8, 2002

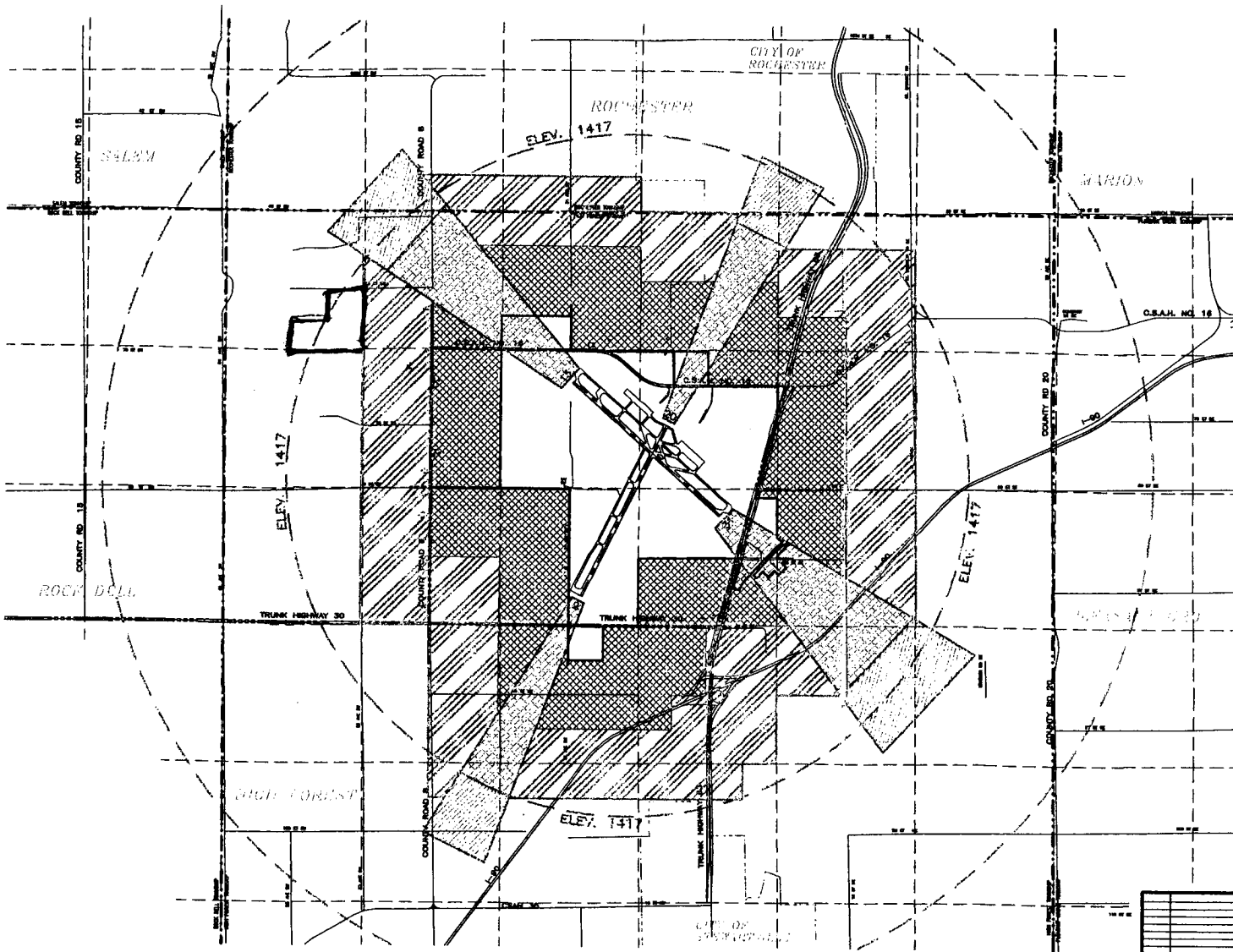
I hereby certify that this plan, as shown on the map, is a true and correct copy of the original plan as filed in the office of the City Engineer of the City of Rochester, Minnesota, and that the same is a true and correct copy of the original plan as filed in the office of the City Engineer of the City of Rochester, Minnesota.



SHEET 1 OF 2 SHEETS

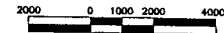
ROCHESTER INTERNATIONAL AIRPORT (RST)

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SCALE: 1" = 4000'

OK



existing

-  ZONE A
-  ZONE B
-  ZONE C
-  ZONE D
-  EXISTING BOUNDARY
-  10000' & 13000' LIMITS

<p>ROCHESTER INTERNATIONAL AIRPORT ROCHESTER, MINNESOTA</p> <p>AIRPORT ZONING MAP EXISTING ZONES A, B, C, & D</p>							
				SCALE:	DRAWN:	CHECKED:	DATE:
				1" = 4000'	S. MANSFIELD	W.E. TONTIN	JUNE 14, 2001
<p>I hereby certify that this map, containing all zoning and boundary lines, was prepared by me or under my direct supervision and that I am a duly licensed professional engineer in the State of Minnesota.</p> <p>_____ Professional Engineer</p>		